

IN RE: PETITION FOR VARIANCE

N & SE/S South Hilltop Road, 170' N and  
400' S of the c/l of Woodward Road

(Lots 1-4 Cainewood, Phase I and Lots 5-8

Cainewood, Phase II)

1<sup>st</sup> Election District

1<sup>st</sup> Councilmanic District

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 99-336-A

Kimberly Homes Catonsville, LLC

Petitioners

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Kimberly Homes Catonsville, LLC, by Scott P. Wade, Member, through their attorney, Richard Rubin, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Sections 504 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to street right-of-way distance of 15 feet in lieu of the required 25 feet for Lots 2 and 3, and a window to property line distance of 10 feet in lieu of the required 15 feet for Lots 1 thru 4; from Sections 1B01.2.C.2.b and 504 (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 20 feet in lieu of the required 40 feet for Lots 1 thru 4; from Sections 1B01.2.C.2.a and 504 (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to rear tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 1 thru 4, and a window to side tract boundary of 10 feet in lieu of the required 35 feet for Lot 4; from Sections 1B01.2.C.2.a and 504 (B.C.Z.R.) and V.B.5.b (C.M.D.P.) to permit a building to side tract boundary distance of 10 feet in lieu of the required 30 feet for Lot 4; from Sections 1B01.2.C.1 and 504 (B.C.Z.R.) and Section V.B.3.b (C.M.D.P.) to permit a building to building distance of 20 feet in lieu of the required 30 feet for Lots 1 thru 4; from Sections 1B01.2.C.1.b

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Date 4/22/99  
By [Signature]

and 504 (B.C.Z.R.) and II.A., Page II-4 (C.M.D.P.) to permit a side building to tract boundary distance of 10 feet in lieu of the required 25 feet for Lot 5 and to permit a side building to tract boundary distance of 20 feet in lieu of the required 25 feet for Lot 8; from Sections 1B01.2.C.1.b and 504 (B.C.Z.R.) and II.A., Page II-4 (C.M.D.P.) to permit a building to rear property line distance of 28 feet in lieu of the required 30 feet for Lot 8; and from Sections 1B01.2.C.1.b and 504 (B.C.Z.R.) and II.A., Page II-4 (C.M.D.P.) to permit a side building to side building distance of 20 feet in lieu of the required 30 feet for Lots 5 thru 8. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Scott Wade, Member of Kimberly Homes Catonsville, LLC, property owner, Dwight Little and George McCubbin, Professional Engineers with W. Duvall and Associates, Inc., who prepared the site plan for this property, and Richard Rubin, Esquire, attorney for the Petitioners. Appearing as interested citizens were Milton R. Lang, Eugene L. Shaver, and William Young, all residents of the area.

Testimony and evidence offered revealed that the Lots in question are located within the subdivision known as Cainewood, which is located on the east side of South Hilltop Road at its intersection with Woodwind Road in Catonsville. The subdivision consists of a gross area of 12.638 acres, more or less, split zoned D.R. 5.5 and D.R.2 and was approved for development with 25 single family homes under the old Comprehensive Manual of Development Policies (C.M.D.P.) in 1991. However, the subdivision was never developed. The Petitioners recently acquired the property and are desirous of proceeding with development. However, due to the fact that the subdivision was approved under the old regulations, different standards of development are applicable to this Developer. Specifically, the Developer is subject to those policies that were

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Date

By

in effect at the time of approval of the plan. In fact, many of the requested variances would not be required under today's zoning regulations. Moreover, due to the narrow configuration of Lots 1 through 8 and the fact that the zoning dividing line runs through Lots 1 through 5, the requested variances will allow the Developer to construct homes that will be more marketable and blend better into the surrounding community. The Developer submitted elevation drawings of the proposed dwellings to be constructed to the Office of Planning for their review. A copy of those elevation drawings were submitted into evidence and marked as Petitioner's Exhibit 3. In accordance with their Zoning Plans Advisory Committee (ZAC) comment, dated March 24, 1999, the Office of Planning supports the granting of the variances, conditioned upon the Developer building homes consistent with those elevation drawings. Therefore, as a condition to the relief granted, the Developer shall be required to build homes consistent with Petitioner's Exhibit 3.

As noted above, three gentlemen from the surrounding community appeared at the hearing as interested citizens. These citizens appreciated the efforts of the Developer to meet with them prior to the hearing to discuss the type of house he wishes to build in this community. These gentlemen support the Petitioner's request so long as development of the subject property remains consistent with the representations previously made to them.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

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[Signature]

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

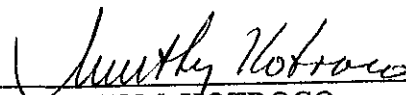
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of April, 1999 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Sections 504 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to street right-of-way distance of 15 feet in lieu of the required 25 feet for Lots 2 and 3, and a window to property line distance of 10 feet in lieu of the required 15 feet for Lots 1 thru 4; from Sections 1B01.2.C.2.b and 504 (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 20 feet in lieu of the required 40 feet for Lots 1 thru 4; from Sections 1B01.2.C.2.a and 504 (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to rear tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 1 thru 4, and a window to side tract boundary of 10 feet in lieu of the required 35 feet for Lot 4; from Sections 1B01.2.C.2.a and 504 (B.C.Z.R.) and V.B.5.b (C.M.D.P.) to permit a building to side tract

boundary distance of 10 feet in lieu of the required 30 feet for Lot 4; from Sections 1B01.2.C.1 and 504 (B.C.Z.R.) and Section V.B.3.b (C..M.D.P.) to permit a building to building distance of 20 feet in lieu of the required 30 feet for Lots 1 thru 4; from Sections 1B01.2.C.1.b and 504 (B.C.Z.R.) and II.A., Page II-4 (C.M.D.P.) to permit a side building to tract boundary distance of 10 feet in lieu of the required 25 feet for Lot 5 and to permit a side building to tract boundary distance of 20 feet in lieu of the required 25 feet for Lot 8; from Sections 1B01.2.C.1.b and 504 (B.C.Z.R.) and II.A., Page II-4 (C.M.D.P.) to permit a building to rear property line distance of 28 feet in lieu of the required 30 feet for Lot 8; and from Sections 1B01.2.C.1.b and 504 (B.C.Z.R.) and II.A., Page II-4 (C.M.D.P.) to permit a side building to side building distance of 20 feet in lieu of the required 30 feet for Lots 5 thru 8, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The homes to be constructed on Lots 1 through 8 shall be consistent with the elevation drawings submitted into evidence as Petitioner's Exhibit 3.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

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Date 4/27/19  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 19, 1999

Richard Rubin, Esquire  
Neuberger, Quinn, Gielin, Rubin, Gibber, P.A.  
One South Street, 27<sup>th</sup> Floor  
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
N & SE/S South Hilltop Road, 170' N & 400' S of the c/l Woodwind Road  
(Lots 1-4, Phase I and Lots 5-8 Phase II, Cainewood)  
1st Election District – 1st Councilmanic District  
Kimberly Homes Catonsville, LLC - Petitioners  
Case No. 99-336-A

Dear Mr. Rubin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Scott P. Wade, Kimberly Homes Catonsville, LLC  
P.O. Box 6194, Baltimore, Md. 21231  
Messrs. Dwight Little & George McCubbin, W. Duvall & Assoc., Inc.  
530 E. Joppa Road, Towson, Md. 21286  
Mr. Milton R. Lang, 202 S. Hilltop Road, Baltimore, Md. 21228  
Mr. Eugene L. Shaver, 116 S. Hilltop Road, Baltimore, Md. 21228  
Mr. William Young, 204 S. Hilltop Road, Catonsville, Md. 21228  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at S. Hilltop Rd & Cainewood Ct.

which is presently zoned DR 2, DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attachment

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Richard Rubin

Name - Type or Print

Signature

Neuberger, Quinn, Gielin, Rubin, Gibber, P.A.

Company

One South Street, 27th Floor

(410) 332-8550

Address

Telephone No.

Baltimore,

MD

21202

State

Zip Code

## Legal Owner(s):

Kimberly Homes Catonsville LLC

Name - Type or Print

Signature Scott P. Wade

Signature SCOTT P. WADE (MEMBER)

Name - Type or Print

Signature

P.O. Box 6194

(410) 522-4987

Address

Telephone No.

Baltimore,

MD

21231

City

State

Zip Code

## Representative to be Contacted:

W. Duvall & Associates, Inc.

c/o George M. McCubbin, Jr.

Name

530 E. Joppa Road

(410) 583-9571

Address

Telephone No.

Towson,

MD

21286

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 3-2-99

Case No. 99-336-A

Date REV 9/15/98

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Date

ATTACHMENT  
TO ACCOMPANY PETITION FOR ZONING VARIANCE  
CAINEWOOD

A Variance from Section 504 (B.C.Z.R.) and Section V.B.6.a. (C.M.D.P.) to permit a window to street right-of-way distance of 15 feet in lieu of the required 25 feet for Lot 1 and Lot 2. 2 3 TMK

A Variance from Section 504 (B.C.Z.R.) and Section V.B.6.b. (C.M.D.P.) to permit a window to property line distance of 10 feet in lieu of the required 15 feet for Lots 1, 2, 3 & 4.

A Variance from Section 1B01.2.C.2.b. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section V.B.6.c. (C.M.D.P.) to permit a window to window distance of 20 feet in lieu of the required 40 feet for Lots 1, 2, 3 & 4.

A Variance from Section 1B01.2.C.2.a. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section V.B.5.a. (C.M.D.P.) to permit a window to rear tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 1, 2, 3 & 4 and a Variance to permit a window to side tract boundary of 10 feet in lieu of the required 35 feet for Lot 4.

A Variance from Section 1B01.2.C.2.a. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section V.B.5.b. (C.M.D.P.) to permit a building to side tract boundary distance of 10 feet in lieu of the required 30 feet for Lot 4.

A Variance from Section 1B01.2.C.1. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section V.B.3.b. (C.M.D.P.) to permit a building to building distance to 20 feet in lieu of the required 30 feet for Lots 1, 2, 3, & 4.

A Variance from Section 1B01.2.C.1.b. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section II.A., Page II-4 (C.M.D.P.) to permit a side building to tract boundary distance of 10 feet in lieu of the required 25 feet for Lot 5 and to permit a side building to tract boundary distance of 20 feet in lieu of the required 25 feet for Lot 8.

A Variance from Section 1B01.2.C.1.b. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section II.A., Page II-4 (C.M.D.P.) to permit a building to rear property line distance of 28 feet in lieu of the required 30 feet for Lot 8.

A Variance from Section 1B01.2.C.1.b. (B.C.Z.R.), Section 504 (B.C.Z.R.) and Section II.A., Page II-4 (C.M.D.P.) to permit a side building to side building distance of 20 feet in lieu of the required 30 feet for Lots 5, 6, 7 & 8.

336



# W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road  
Towson, Maryland 21286

Telephone: (410) 583-9571  
Fax: (410) 583-1513

February 16, 1999

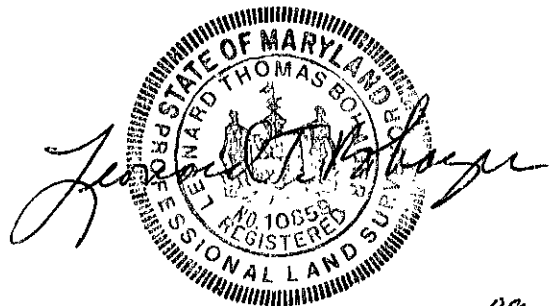
## ZONING DESCRIPTION FOR LOTS 1, 2, 3 & 4 "CAINEWOOD" PHASE I

Beginning at a point on the east side of South Hilltop Road, which is 50 feet wide, at the distance of 170 feet north of the centerline of the nearest improved intersecting street, Woodward Road, which is 50 feet wide. Being Lots 1, 2, 3 and 4 in the subdivision of "Cainewood" Phase I as recorded in Baltimore County Plat Book S.M. 65 folio 46, containing 0.7015 acres and located in the 1<sup>st</sup> Election District, 1<sup>st</sup> Councilmanic District.

## ZONING DESCRIPTION FOR LOTS 5, 6, 7 & 8 "CAINEWOOD" PHASE II

Beginning at a point on the east side of South Hilltop Road, which is 50 feet wide, at the distance of 400 feet southeast of the centerline of the nearest improved intersecting street, Woodward Road, which is 50 feet wide. Being Lots 5, 6, 7 and 8 in the subdivision of "Cainewood" Phase II as recorded in Baltimore County Plat Book S.M. 68 folio 80, containing 0.6189 acres and located in the 1<sup>st</sup> Election District, 1<sup>st</sup> Councilmanic District.

336



2-16-99

99.336.A

BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

336  
No. 062307

DATE 3-2-94 ACCOUNT R 001-6150  
AMOUNT \$ 400.00

RECEIVED FROM: Kimberly Hoopes Catonsville

FOR: Residential Variance

Lot NOS 1 thru 8 S. Hilltop Rd. Catonsville, Md.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

99-336-A

PAID RECEIPT

PAID TO: OFFICE ITEM  
DATE: 3/2/1994 3/2/1994 000000  
BY: 0001 0001 0001 0001  
F. MISCELLANEOUS (CASH) (P) (P)  
AMOUNT: 000000 000000  
OR: 000000

600.00 CASH: 100.00  
Baltimore County - Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 999-330-A

E/6 South Hilltop Road, 170' N of centerline Woodwind Road (Cainwood, Phase I, Lots 1 thru 4) and SE of South Hilltop Road, 400' SE of centerline Woodwind Road (Cainwood, Phase II, Lots 5 thru 8)

1st Election District -- 1st Councilmanic District

Legal Owner(s): Kimberly Homes Catonsville LLC

Variance: to permit a window to street right-of-way distance of 15 feet in lieu of the required 25 feet for Lots 1 & 2; to permit a window to property line distance of 10 feet in lieu of the required 15 feet for Lots 1, 2, 3 & 4; to permit a window to window distance of 20 feet in lieu of the required 40 feet for Lots 1, 2, 3 & 4; to permit a window to rear tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 1, 2, 3 & 4; to permit a window to side tract boundary of 10 feet in lieu of the required 35 feet for Lot 4; to permit a building to side tract boundary distance of 10 feet in lieu of the required 30 feet for Lot 4; to permit a building to building distance of 20 feet in lieu of the required 30 feet for Lots 1, 2, 3 & 4; to permit a side building to tract boundary distance of 10 feet in lieu of the required 25 feet for Lot 5; to permit a side building to tract boundary distance of 20 feet in lieu of the required 25 feet for Lot 8; to permit a building to rear property line distance of 28 feet in lieu of the required 30 feet for Lot 8; and to permit a side building distance of 20 feet in lieu of the required 30 feet for Lots 5, 6, 7 & 8.

Hearing: Tuesday, April 13, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/473 March 26

C299892

TOWSON, MD., March 25, 19 99

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 25, 19 99.

THE JEFFERSONIAN,

*S. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No 99-336-A

Petitioner/Developer: CAINWOOD SUB., ETAL

% W. DUVALL / R. ROBIN

Date of Hearing/Closing: 4/13/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at CAINWOOD - SOUTH HILLTOP RD  
ONSITE

The sign(s) were posted on

3/23/99

(Month, Day, Year)

Sincerely,

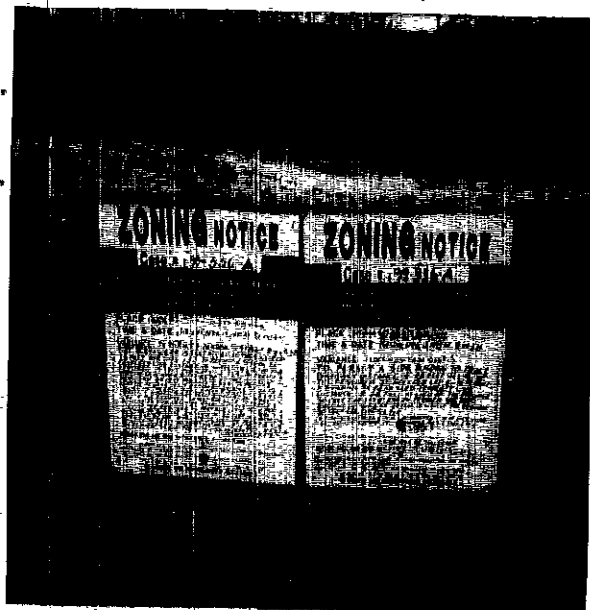
Patrick M. O'Keefe 3/23/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



99-336-A  
CAINWOOD - S. HILLTOP RD.  
3/23/99 4/13/99

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-336-A

Petitioner: Kimberly Homes Catonsville LLC

Address or Location: S. Hilltop Road & Cainewood Court

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Kimberly Homes Catonsville, LLC

Address: P.O. Box 6194

Baltimore, MD 21231

Telephone Number: 410-522-4987

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-336-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCES: \_\_\_\_\_ to permit a window to  
street right-of-way distance of 15 feet in lieu of the required 25 feet for Lot 1 and Lot 2.

\_\_\_\_\_ to permit a window to  
- property line distance of 10 feet in lieu of the required 15 feet for Lots 1, 2, 3 & 4.

\_\_\_\_\_ to permit a window to window distance of 20 feet in lieu of the required 40 feet for  
Lots 1, 2, 3 & 4.

\_\_\_\_\_ to permit a window to rear tract boundary distance of 30 feet in lieu of the required  
35 feet for Lots 1, 2, 3 & 4 and a Variance to permit a window to side tract boundary of 10 feet  
in lieu of the required 35 feet for Lot 4.

\_\_\_\_\_ to permit a building to side tract boundary distance of 10 feet in lieu of the required  
30 feet for Lot 4.

\_\_\_\_\_ to permit a building to building distance to 20 feet in lieu of the required 30 feet for  
Lots 1, 2, 3, & 4. \_\_\_\_\_ to permit a side building to tract boundary distance of 10 feet in lieu of the  
required 25 feet for Lot 5 and to permit a side building to tract boundary distance of 20 feet in  
lieu of the required 25 feet for Lot 8.

\_\_\_\_\_ to permit a building to rear property line distance of 28 feet in lieu of the  
required 30 feet for Lot 8. AND

\_\_\_\_\_ to permit a side building to side building distance of 20 feet in lieu of the  
required 30 feet for Lots 5, 6, 7 & 8.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY  
March 25, 1999 Issue – Jeffersonian

Please forward billing to:

Kimberly Homes Catonsville, LLC  
PO Box 6194  
Baltimore, MD 21231

410-522-4987

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### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-336-A

E/S South Hilltop Road, 170' N of centerline Woodwind Road (Cainwood, Phase I, Lots 1 thru 4) and SE of South Hilltop Road, 400' SE of centerline Woodwind Road (Cainwood, Phase II, Lots 5 thru 8)

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owner: Kimberly Homes Catonsville LLC

Variance to permit a window to street right-of-way distance of 15 feet in lieu of the required 25 feet for Lots 1 & 2; to permit a window to property line distance of 10 feet in lieu of the required 15 feet for Lots 1, 2, 3 & 4; to permit a window to window distance of 20 feet in lieu of the required 40 feet for Lots 1, 2, 3 & 4; to permit a window to rear tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 1, 2, 3 & 4; to permit a window to side tract boundary of 10 feet in lieu of the required 35 feet for Lot 4; to permit a building to side tract boundary distance of 10 feet in lieu of the required 30 feet for Lot 4; to permit a building to building distance of 20 feet in lieu of the required 30 feet for Lots 1, 2, 3 & 4; to permit a side building to tract boundary distance of 10 feet in lieu of the required 25 feet for Lot 5; to permit a side building to tract boundary distance of 20 feet in lieu of the required 25 feet for Lot 8; to permit a building to rear property line distance of 28 feet in lieu of the required 30 feet for Lot 8; and to permit a side building distance of 20 feet in lieu of the required 30 feet for Lots 5, 6, 7 & 8.

HEARING: Tuesday, April 13, 1999 at 9:a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

  
LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 16, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-336-A

E/S South Hilltop Road, 170' N of centerline Woodward Road (Cainwood, Phase I, Lots 1 thru 4) and SE of South Hilltop Road, 400' SE of centerline Woodward Road (Cainwood, Phase II, Lots 5 thru 8)

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owner: Kimberly Homes Catonsville LLC

Variance to permit a window to street right-of-way distance of 15 feet in lieu of the required 25 feet for Lots 1 & 2; to permit a window to property line distance of 10 feet in lieu of the required 15 feet for Lots 1, 2, 3 & 4; to permit a window to window distance of 20 feet in lieu of the required 40 feet for Lots 1, 2, 3 & 4; to permit a window to rear tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 1, 2, 3 & 4; to permit a window to side tract boundary of 10 feet in lieu of the required 35 feet for Lot 4; to permit a building to side tract boundary distance of 10 feet in lieu of the required 30 feet for Lot 4; to permit a building to building distance of 20 feet in lieu of the required 30 feet for Lots 1, 2, 3 & 4; to permit a side building to tract boundary distance of 10 feet in lieu of the required 25 feet for Lot 5; to permit a side building to tract boundary distance of 20 feet in lieu of the required 25 feet for Lot 8; to permit a building to rear property line distance of 28 feet in lieu of the required 30 feet for Lot 8; and to permit a side building distance of 20 feet in lieu of the required 30 feet for Lots 5, 6, 7 & 8.

HEARING: Tuesday, April 13, 1999 at 9:a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon, Director

c: Richard Rubin, Esquire  
Kimberly Homes Catonsville LLC  
W. Duvall & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 25, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 8, 1999

Richard Rubin, Esq  
Neuberger, Quinn, Gielin, Rubin, Gibber, P.A.  
One South Street, 27th Floor  
Baltimore, MD 21202

RE: Case No.: 99-336-A  
Petitioner: Kimberly Homes  
Catonsville, LLC  
Location: S. Hilltop Rd & Cainewood

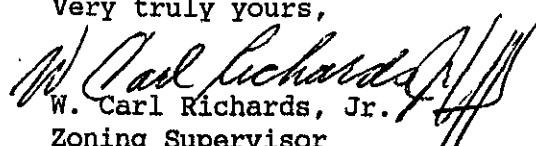
Dear Mr. Rubin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 2, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

c: Mr. George McCubbin, Jr., W. Duvall & Associates, 530 E. Joppa Rd,  
Towson, MD 21286

WCR:ggs

Enclosures Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 25, 1999

FROM:  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for March 22, 1999  
Item Nos. (336) 340, 341, 342, 343  
and 344

and

Case #99-302-X  
9615 Philadelphia Road

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0322.NOC



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

April 5, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: KIMBERLY HOMES CATONSVILLE, LLC

Location: DISTRIBUTION MEETING OF MARCH 15, 1999

Item No.: 336 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. FIRE HYDRANTS FOR THE REFERENCED PROPERTY ARE REQUIRED AND SHALL BE LOCATED AT PROPER INTERVALS, ALONG AN APPROVED ROAD IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD DESIGN MANUAL SEC. 2.4.4. FIRE HYDRANTS, AS PUBLISHED BY THE DEPARTMENT OF PUBLIC WORKS.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4381, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.16.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 336

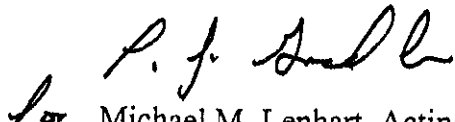
JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Jim  
4/13

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** March 24, 1999

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Cainewood

### INFORMATION:

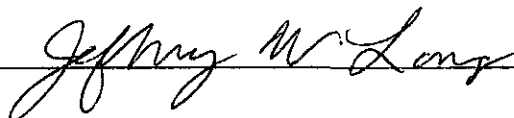
**Item Number:** 336  
**Petitioner:** Kimberly Homes  
**Property Size:** 13.651 acres  
**Zoning:** DR5.5/DR2  
**Requested Action:** Variances  
**Hearing Date:** April 13, 1999

The property in question is a subdivision of twenty five single-family lots and a 5.1 acre parcel known as Cainewood (originally approved by the County Review Group on August 8, 1991). Phase 1 contains four lots and a parcel, recorded in Liber S.M.65 Folio 46 on January 28, 1993. Phase 2 is comprised of 21 lots and a parcel, recorded in Liber S.M.68 Folio 80 on April 30, 1996. A third refinement of the CRG plan was approved by the Development Review Committee (DRC Number 08178D) and signed on September 22, 1998. It has been determined by the Department of Permits and Development Management that the plan is vested. Numerous variances have been requested from the Baltimore County Zoning Regulations. These variances involve setbacks for window to street right-of-way, window to property line, window to tract boundary window to window relationships, as well as building to building, building to tract boundary, and building to rear property line.

### SUMMARY OF RECOMMENDATIONS:

It appears that the variances from Section 504 (BCZR) and Section V.B.6.a.(CMDP) to permit a window to street right of way distance of 15 feet in lieu of 25 feet are intended for Lots 2 and 3, not 1 and 2 as noted on the attachment. The Office of Planning supports the requested variances provided the proposed houses are constructed as shown on the elevation drawings submitted to this office on March 24, 1999.

**Section Chief:**



AFK:

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 14, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #336

Cainewood Property - S. Hilltop Road

Zoning Advisory Committee Meeting of April 5, 1999

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RE: PETITION FOR VARIANCE  
S. Hilltop Road & Cainewood Court, E/S S. Hilltop  
Rd, 170' N of c/l Woodward Rd (Lots 1-4),  
Cainewood, Phase I), and S/E of S. Hilltop Rd, 400'  
SE of c/l Woodward Rd (Lots 5-8, Cainewood, Phase  
II), 1st Election District, 1st Councilmanic

Legal Owners: Kimberly Homes Catonsville LLC  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-336-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Richard Rubin, Esq., Neuberger, Quinn, Gielin, 1 South Street, 27th Floor, Baltimore, MD 21202, attorney for Petitioner(s).



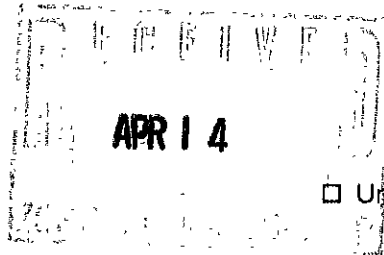
PETER MAX ZIMMERMAN

# W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: BALTIMORE COUNTY ZONING  
COMMISSIONER.  
COUNTY COURTS BLDG.  
SUITE 405  
TOWSON, MD. 21204  
Attention: MR. TIMOTHY KOTROCO

Date: APRIL 13, 1999  
Re: CANESWOOD.  
ZONING VARIANCE  
CASE NO. 99-336-A.  
PJ 98118B.



- ☒ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
1	SET COPIES OF BUILDING ELEVATIONS FOR THE ABOVE REFERENCED DEVELOPMENT.

Remarks: IN RESPONSE TO YOUR REQUEST AT THIS MORNINGS HEARING.

- ☒ In accordance with your request
- ☐ For your review
- ☐ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you

- ☒ For your use
- ☐ Please call when ready
- ☐ Please return to this office
- ☐ Approval requested
- ☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file

Enclosed ☒

Sincerely yours,

*George McCubbin*  
GEORGE MCCUBBIN



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Dwight Little

George McCubbin

Richard Rubin

Scott Wade

W. Duvall + Assoc. Inc.

530 E. Joppa Rd., Towson 21286

One South Street, 27<sup>th</sup> Floor

Baltimore MD 21202-3201

1900 THAMES ST. SUITE 100

BALTIMORE MD 21231



PLEASE PRINT CLEARLY

Citizen

~~PROTESTANT~~(S) SIGN-IN SHEET

NAME

ADDRESS

MILTON R. LADG

202 S. HILLTOP RD

~~EUGENE L. SHAVER~~

BALTIMORE MD 21228

EUGENE L. SHAVER

116 S. HILLTOP RD.

E

CATONSVILLE, MD 21228

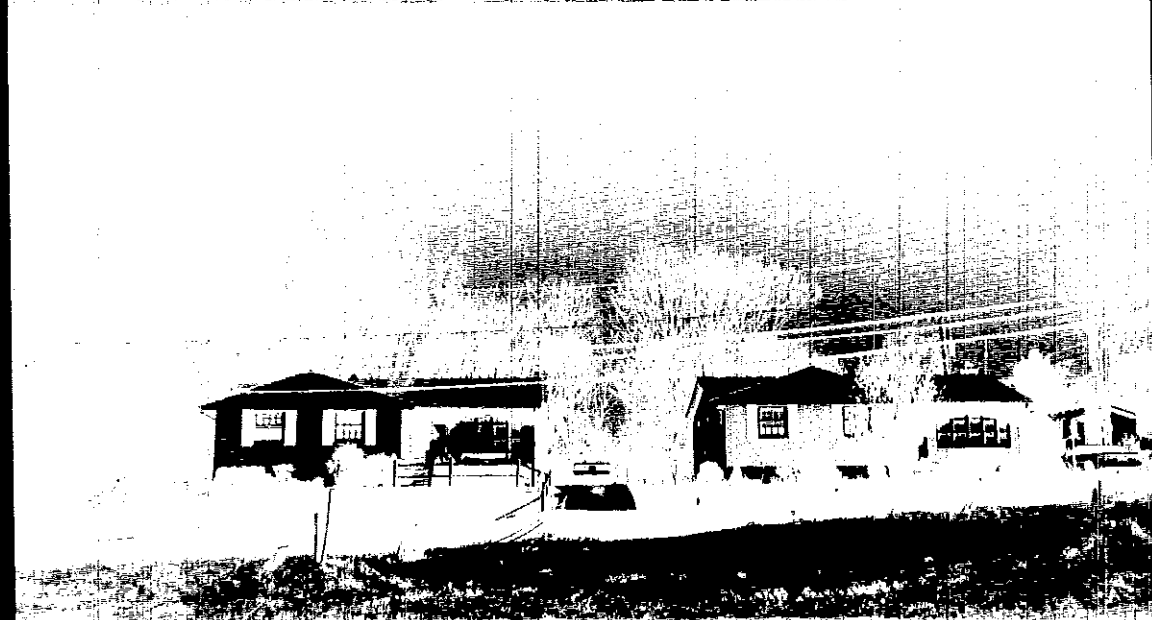
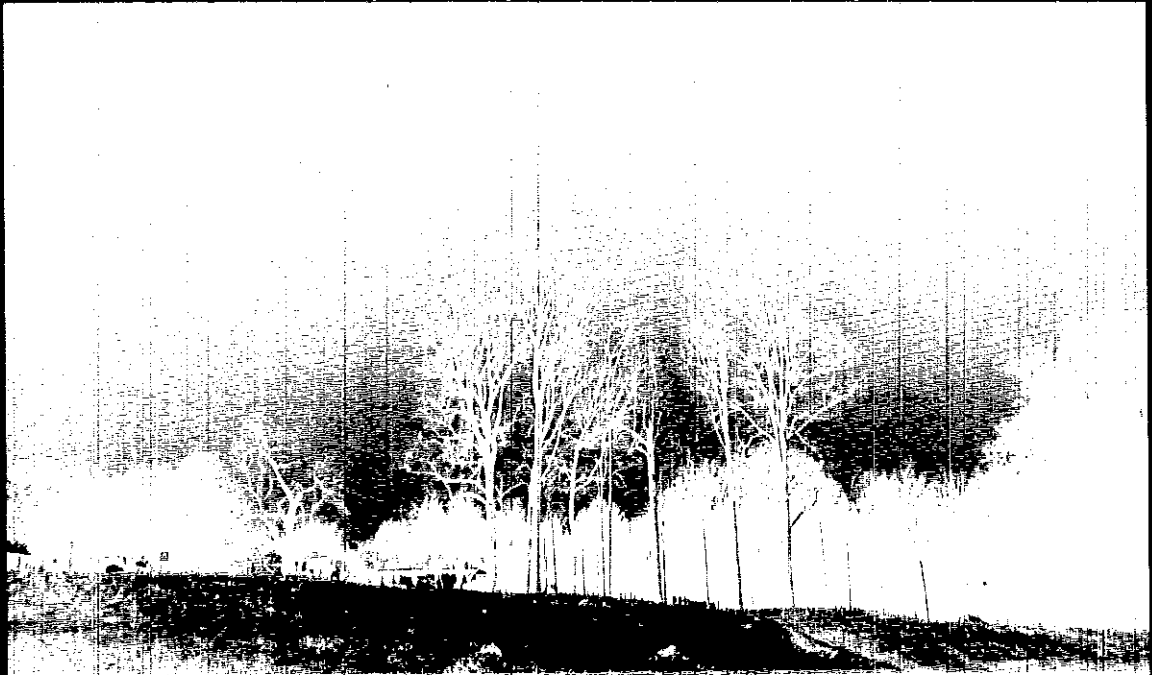
WILLIAM YOUNG

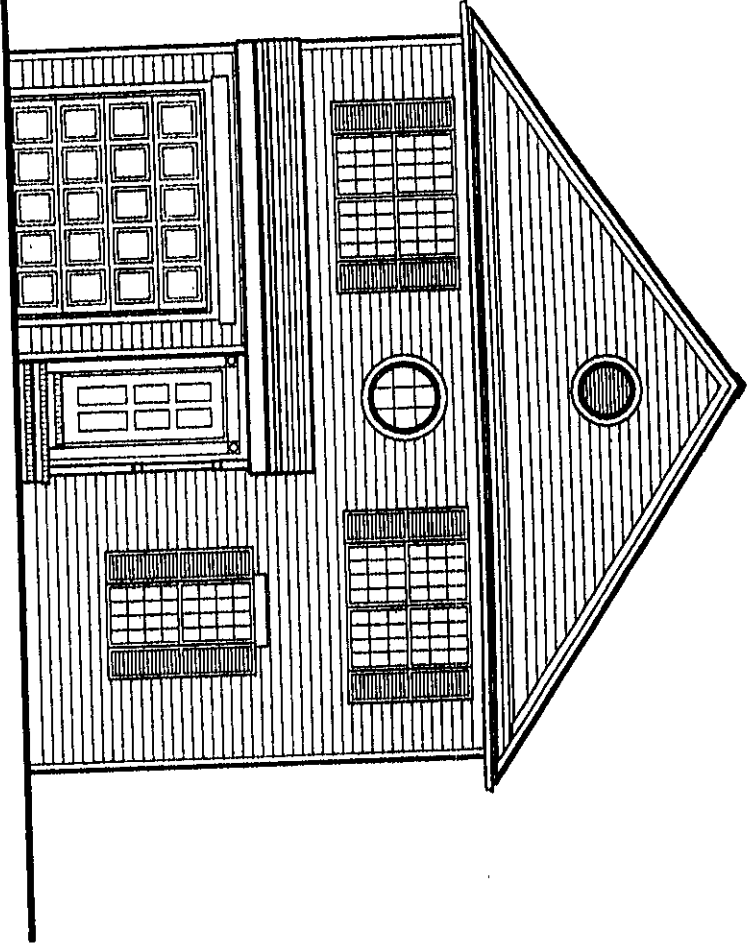
204 S. HILLTOP RD CATONSVILLE MD 21228

William  
Miller

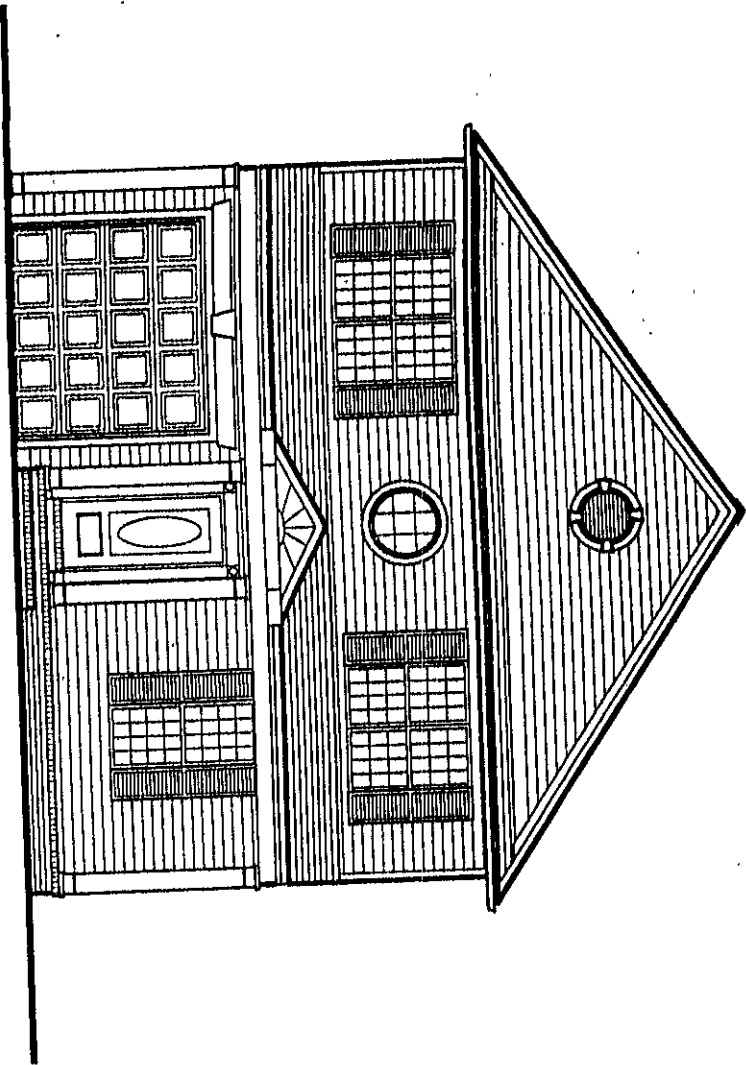
AP-2C  
photograph

99-336-A

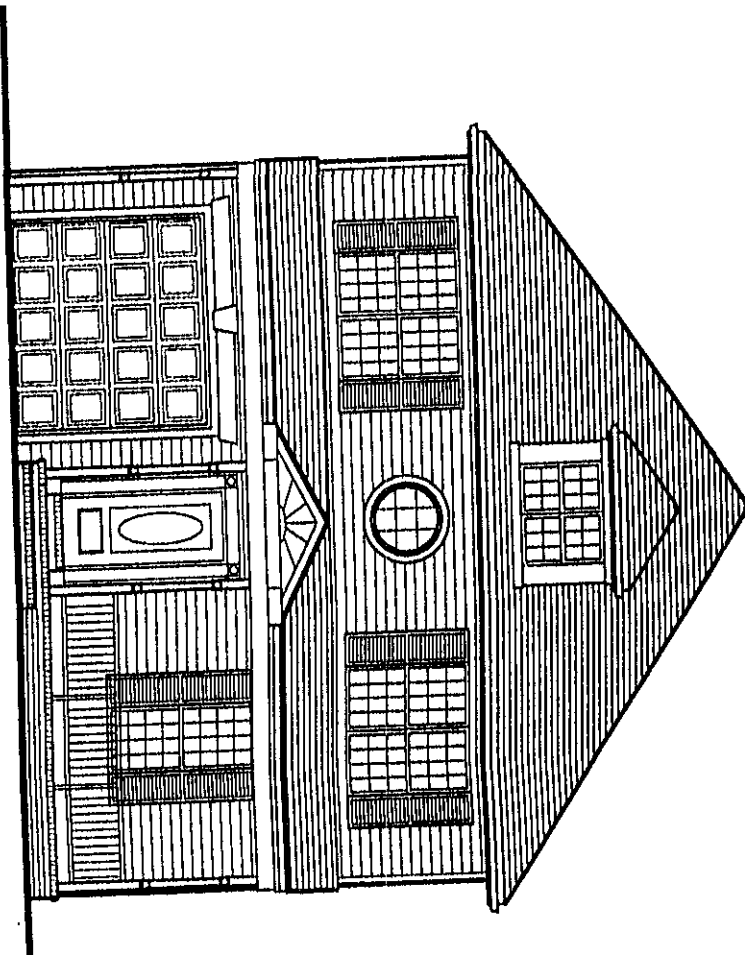




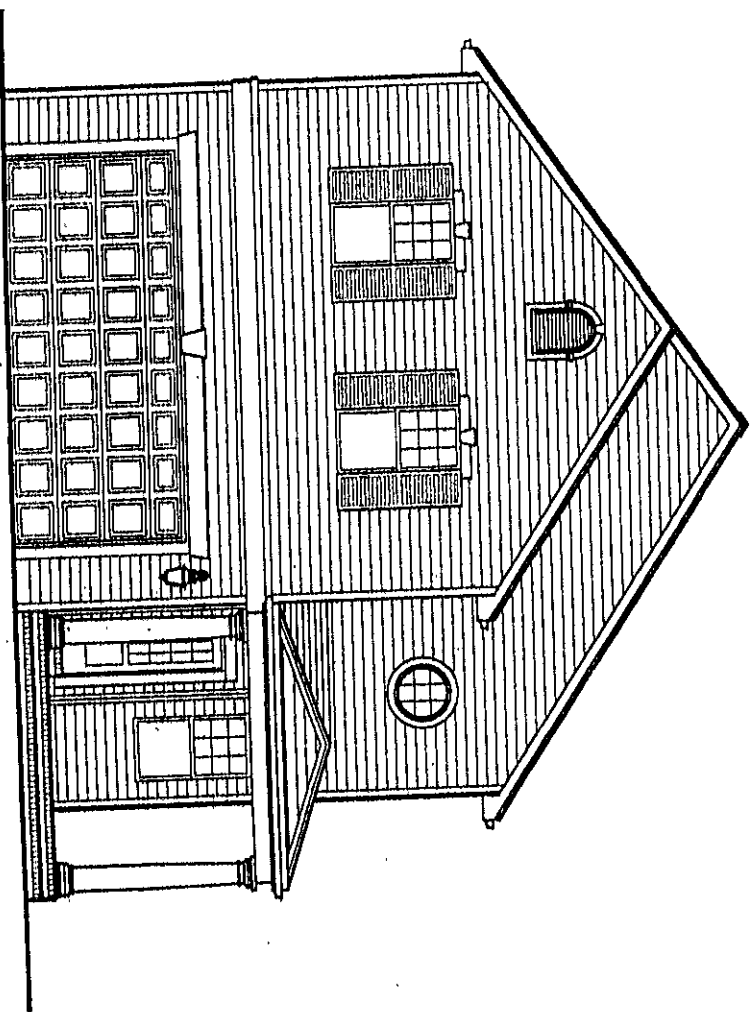
HOUSE "A" ELEVATION



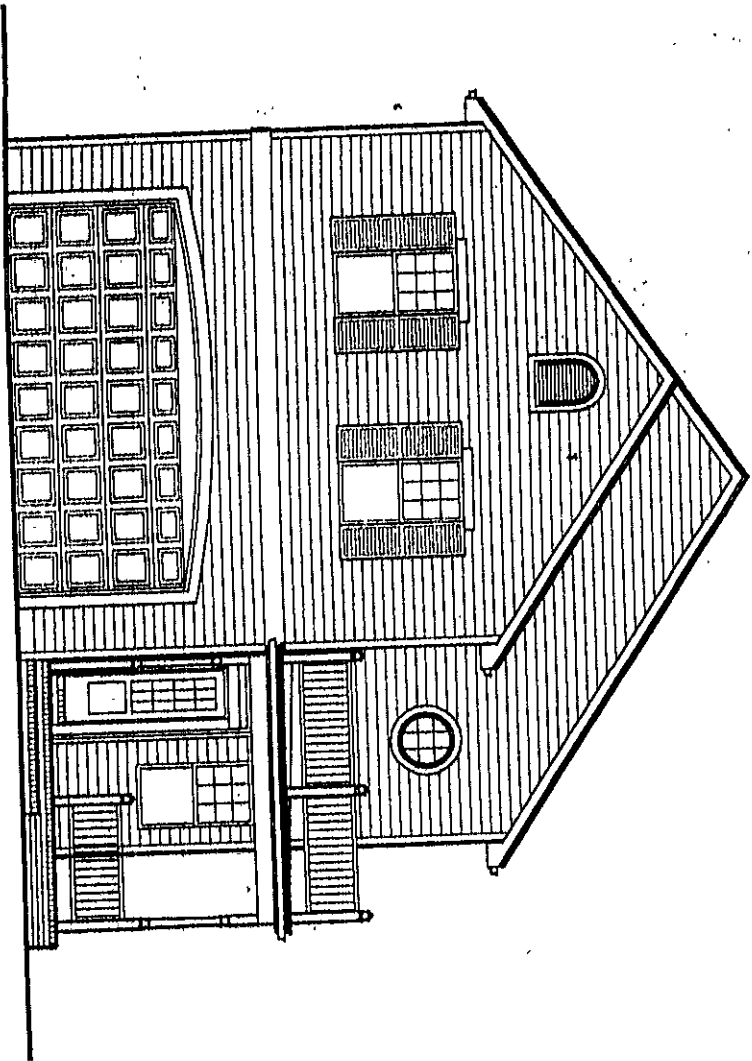
HOUSE "A" ELEVATION OPTION 1



HOUSE "A" ELEVATION OPTION 2

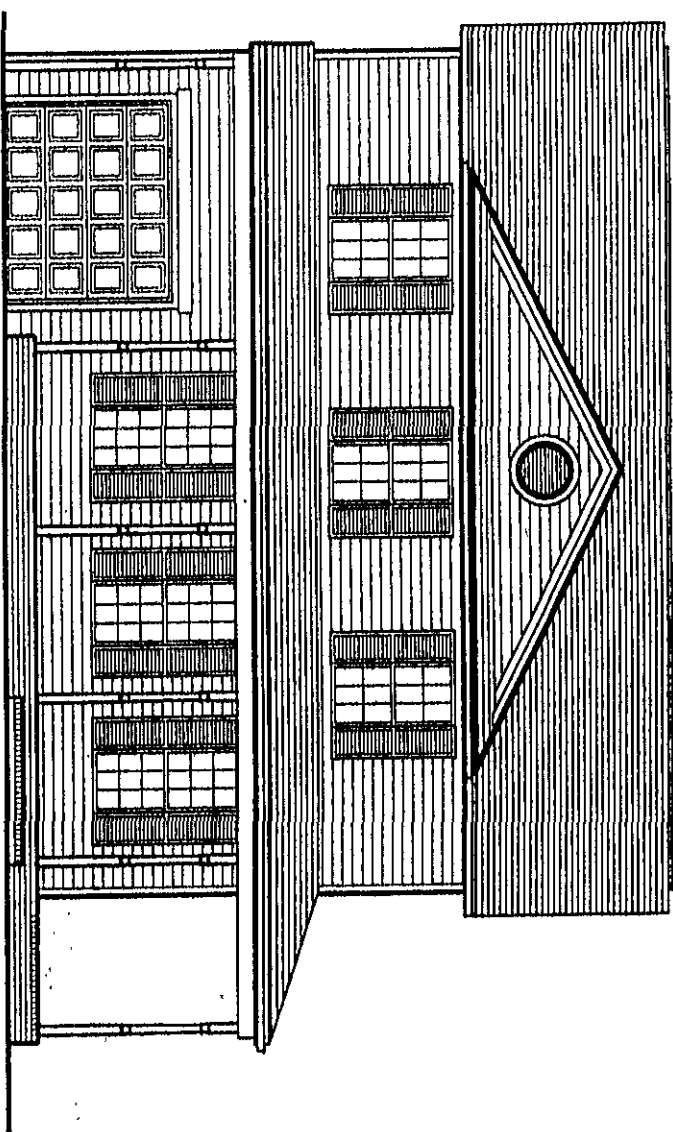


HOUSE "B" ELEVATION

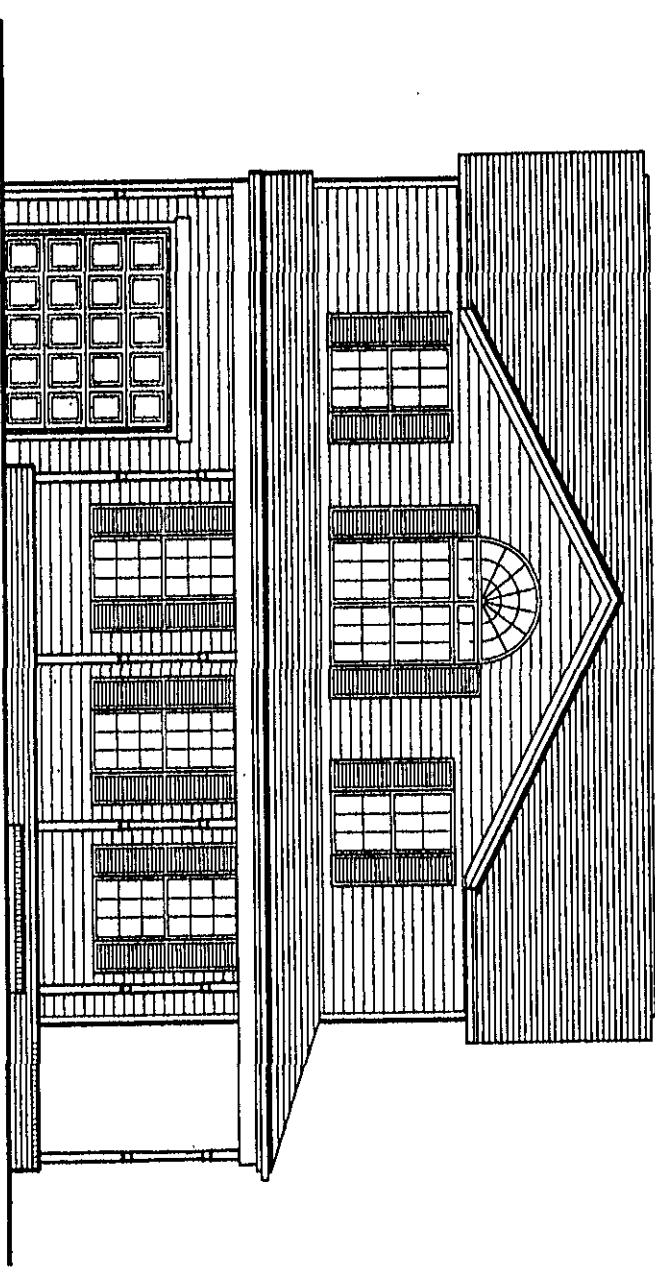


HOUSE "B" ELEVATION OPTION 1

Get EX #3



HOUSE "C" ELEVATION



HOUSE "C" ELEVATION OPTION 1

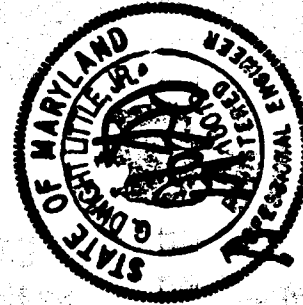


[illegible]

LEO T. & SUSAN M. HULL  
6550/70

MELISSA STURM

**W. DUVALL & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • LAND PLANNERS  
530 EAST JOPPA ROAD  
TOWSON, MARYLAND 21286



**OWNER / DEVELOPER**  
KIMBERLY HOMES CATONSVILLE LLC  
P.O. BOX 6194  
BALTIMORE, MARYLAND 21231  
410-522-4987

SEE NOTE #10

99-336-A

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

CAINEWOOD  
PHASE I & II

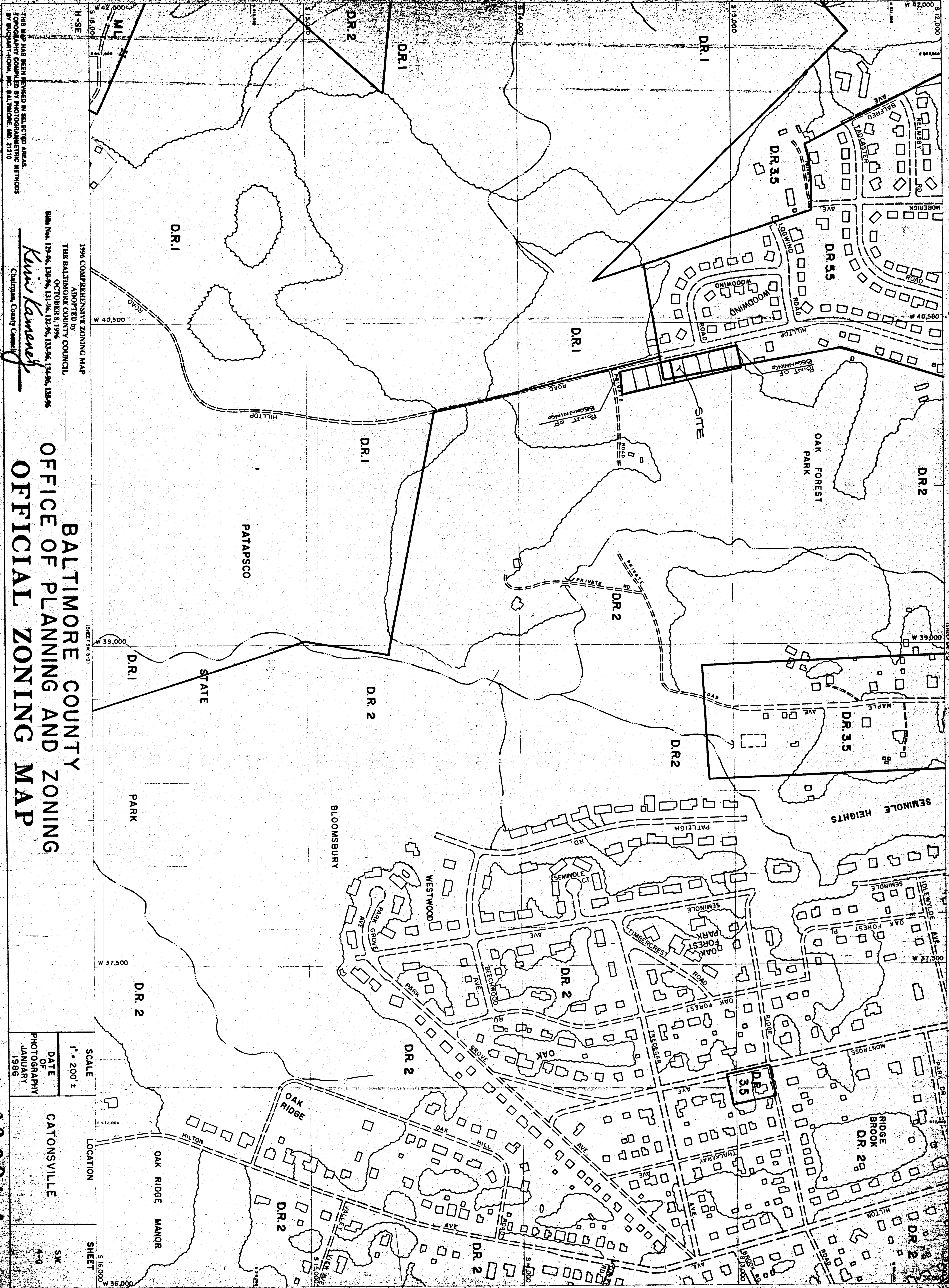
ELECTION DISTRICT 1 BALTIMORE COUNTY, MD.  
SCALE: 1" = 50' DECEMBER 18, 1998  
COUNCILMANIC DISTRICT 1 SHEET 1 OF 1

## GENERAL NOTES

1. THE ORD 3RD REVISED PLAN FOR CANNEMOOD WAS APPROVED 8/8/91.
2. THE 3RD AMENDED OF PHASE I AND 1ST AMENDED, OVERSAIL PARTIAL DEVELOPMENT PLAN, CANNEMOOD PHASE I & II WAS APPROVED ON 12/15/98.
3. THE SITE IS LOCATED IN THE PATANCOO RIVER WATERSHED.
4. ALL UTILITIES TO SERVICE THIS SUBDIVISION ARE PUBLIC.
5. THE LOTS AS SHOWN ARE PER PLATS "CANNEMOOD" PHASE I AS RECORDED IN PLAT BOOK 300 AND "CANNEMOOD" PHASE II AS RECORDED IN PLAT BOOK 304 66/80.
6. A RESUBDIVISION OF PARCEL "A" - CANNEMOOD AS RECORDED IN PLAT BOOK 300.
7. THE SITE IS NOT IN THE CHEMPEAKE BAY CRITICAL AREA.
8. EXISTING ZONING : PHASE I - 12.13AMC 1/2-  
PHASE II - 12.13AMC 1/2-  
ORD 3 0.11MAC 1/2-  
PARKING REQUIREMENTS : REQUIRED 50SPACES
9. THE PARKING LIMITS AS SHOWN ARE SUBJECT TO PROTECTIVE COVENANTS WHICH ARE RECORDED IN THE LAND RECORDS OF LANGLIFFE COUNTY.
10. PRIOR ZONING HISTORY :  
PETITION FOR ZONING VARIANCE, CASE NO. 93-48-A, TO PERMIT A WINDOWED BUILDING FACILITY, WAS GRANTED ON 12/15/98.  
PETITION FOR ZONING VARIANCE, CASE NO. 93-48-A, WAS GRANTED ON 8/8/91.  
OF 35 FEET FOR LOT 1 AND LOT 2.

336





THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
BY PHOTOGRAPHIC METHODS  
BY BUCHANAN, INC. BALTIMORE, MD. 2110

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Karin Kanawh*  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	CATONSVILLE
SHEET	SW 4-6

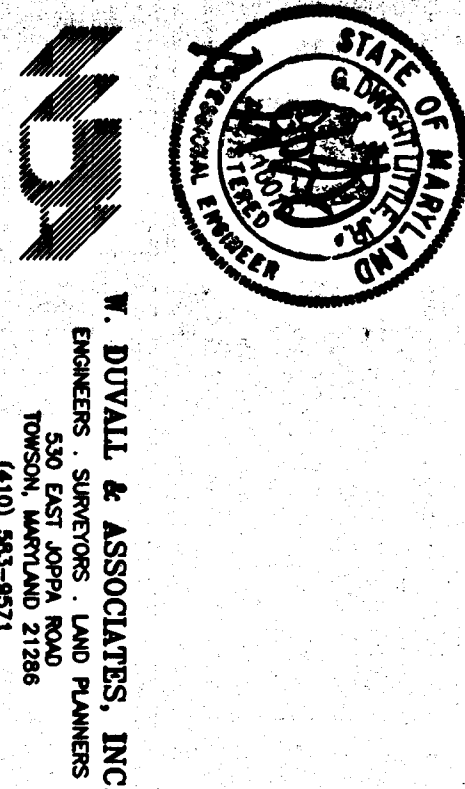
99-336-A



NOTE: PHASE I (LOTS 1-4) WAS APPROVED UNDER HEIGHT, UNDER CURRENT ZONING RESOLUTION. PHASE II WAS APPROVED UNDER CURRENT ZONING RESOLUTION.

SUMMARY OF ZONING VARIANCES							
LOT NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	WINDOW TO R/W (25' REQ'D.)	WINDOW TO PROPERTY LINE (15' REQ'D.)	WINDOW TO WINDOW (40' REQ'D.)	BLDG. TO TRACT BOUNDARY (35' REQ'D.)	BLDG. TO BLDG. (30' REQ'D.)	SIDE BLDG. TO WINDOW (25' REQ'D.)	NEW BLDG. TO REAR PROPERTY LINE
2	---	---	---	---	---	---	---
3	---	---	---	---	---	---	---
4	---	---	---	---	---	---	---
5	---	---	---	---	---	---	---
6	---	---	---	---	---	---	---
7	---	---	---	---	---	---	---
8	---	---	---	---	---	---	---

- (1) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)  
(2) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)  
(3) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)  
(4) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)  
(5) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)  
(6) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)  
(7) SECTION V.B.6. (CUPP) AND SECTION 504 (B.C.P.)



W. DUVALL & ASSOCIATES, INC.  
ENGINEERS, SURVEYORS, LAND PLANNERS  
7500 EAST MOUNTAIN ROAD  
BALTIMORE, MARYLAND 21231  
(410) 583-3571

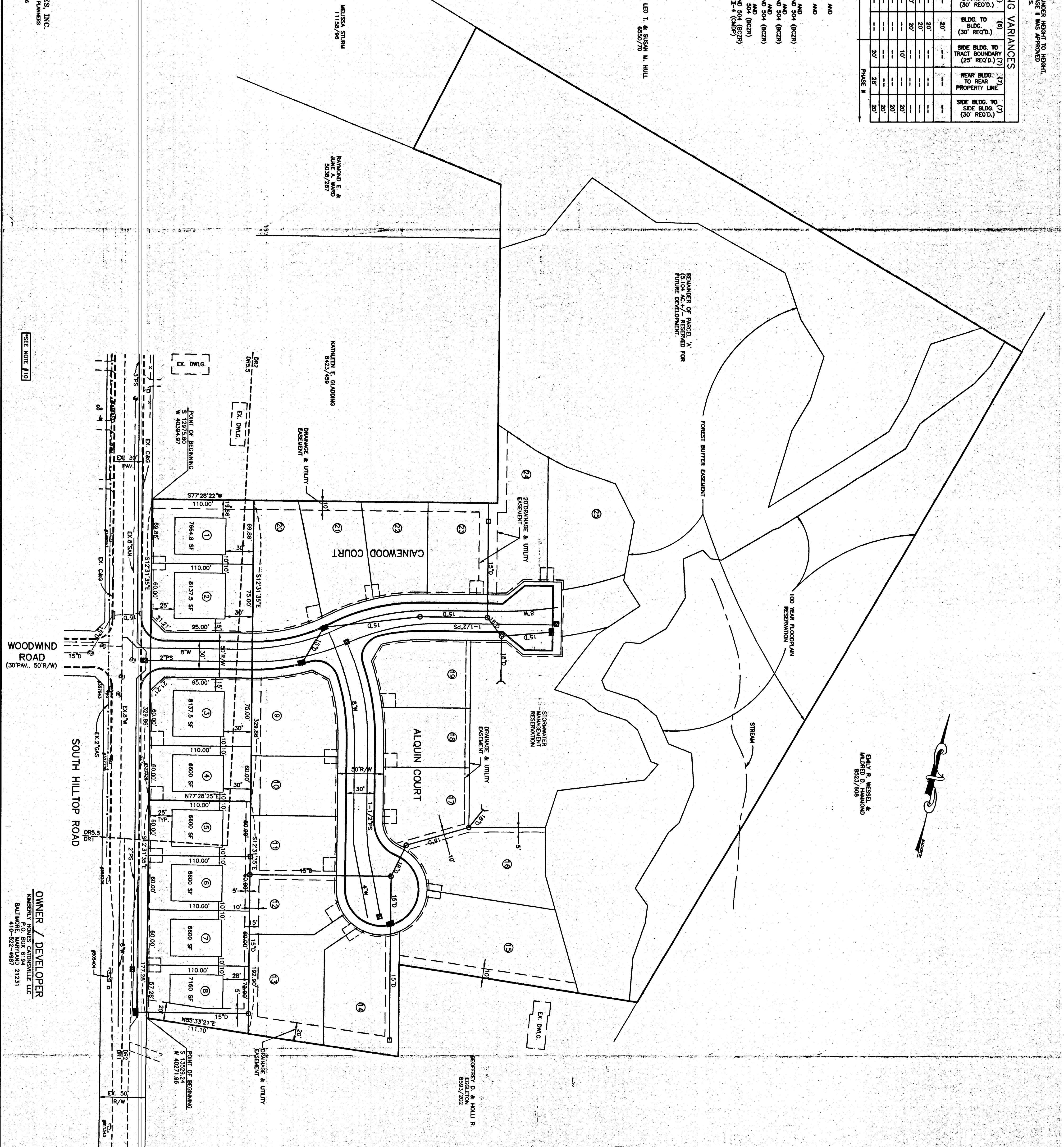
SEE NOTE 110

WOODWIND ROAD  
(30' PAV., 50' R/W)

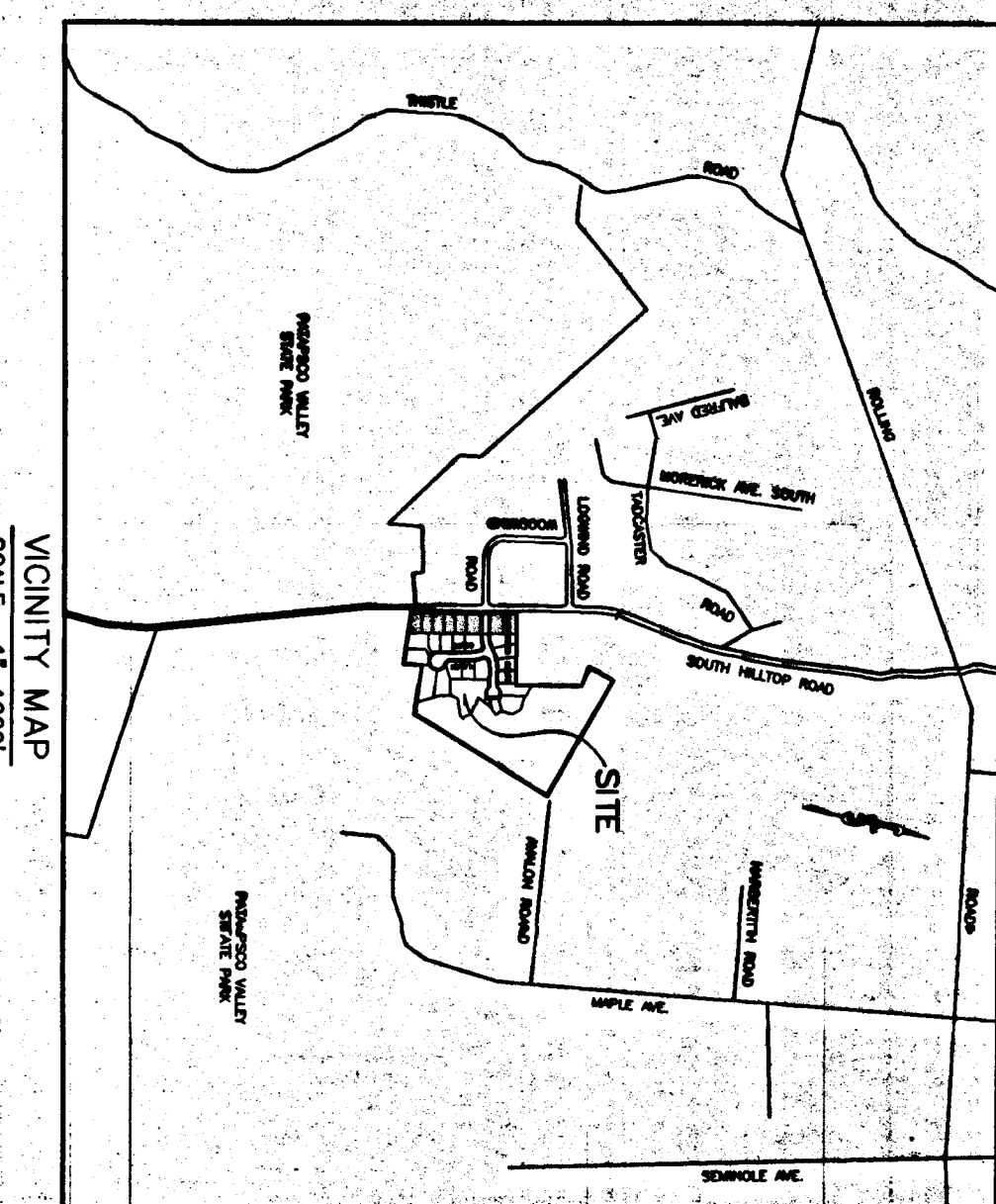
SOUTH HILLTOP ROAD

OWNER / DEVELOPER  
TIMBERLY HILLS CONDOMINIUM LLC  
BALTIMORE, MARYLAND 21231  
410-522-4887

99-336-A  
PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE  
CAINEWOOD  
PHASE I & II  
ELECTION DISTRICT 1  
BALTIMORE COUNTY, MD.  
DECEMBER 18, 1998  
SHEET 1 OF 1



DRAWN BY: WESSEL & MILLER  
8/23/98



- GENERAL NOTES
1. THE C&G 3RD REVISION PLAN FOR CAINEWOOD WAS APPROVED 8/8/91.
  2. THE 3RD AMENDED OF PHASE I AND 1ST AMENDED OVERALL PARTIAL DEVELOPMENT PLAN.
  3. CAINEWOOD PHASE I & II WAS APPROVED ON 12/15/98.
  4. THE SITE IS LOCATED IN THE PATVSCO RIVER WATERSHED.
  5. ALL UTILITIES TO SERVE THIS SUBDIVISION ARE PUBLIC.
  6. THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
  7. THE SITE IS NOT IN THE PATVSCO RIVER WATERSHED.
  8. THE SITE IS NOT IN THE PATVSCO RIVER WATERSHED.
  9. THE FOREST BUFFER LIMITS AS SHOWN ARE SUBJECT TO PROTECTIVE COVENANTS WHICH ARE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY.
  10. PETITION FOR ZONING VARIANCE, CASE NO. 93-94-A, TO PERMIT A WINDOWED BUILDING FACE TO TRACT BOUNDARY SETBACK OF 19.88 FEET IN LIEU OF THE MINIMUM REQUIRED SETBACK OF 30 FEET FOR LOT NO. 1 WAS GRANTED ON NOVEMBER 8, 1992.